FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance from Section 431.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). Specifically, the Petitioners request permission to allow a commercial vehicle (tractor) with a gross vehicle weight of greater than 10,000 pounds to be parked in a garage on D.R. zoned land (residential lot), as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners/property owners, David W. and Carol Ann Huth, appeared and testified at the public hearing. Also appearing on behalf of the Petition was Sue Zack, a resident of the surrounding community. There were no Protestants present at the hearing, although four (4) letters opposing the Petition were received. All of the letters were anonymous. Additionally, three (3) were typewritten and appeared to have been prepared on the same typewriter. As is true in all circumstances such as this, I will assign the evidentiary weight to these letters which I deem appropriate, and consider that they are written anonymously and that their authors did not appear at the hearing.

Testimony elicited from the Petitioners was that they reside at the property known as 13028 Twin River Beach Road. The Petitioners testified they own two adjacent lots at that address. According to Mr. Huth, lot No. 1 is unimproved wetlands and is not developable. Lot No. 2, which

is .42 acres in size and is 180 ft. deep by 100 ft. wide in dimension, is improved with a 1 story framed dwelling and existing garage and pool. There is also a wooden deck and porch attached to the dwelling.

Mr. Huth indicated that he is self employed as a tractor trailer driver. He owns a Kenworth Model Tractor which weighs approximately Although he does not own any trailers, he is frequently under contract with Allied Vanlines and the Container Port Company to haul trailers for those companies. He testified that, because of the irregular hours associated with his occupation, he was frequently required, after delivering the trailer to its destination, to temporarily park his tractor on his property. That is, frequently, the commercial yard where he regularly stores the tractor is closed and he will bring his tractor home. He also testified that, on rare occasions, he brings a trailer attached to the tractor to the site. On these occasions, he might arrive at home at a late hour and will remove the tractor and trailer to its commercial destination early the next morning. Due to these demands imposed by his occupation, he seeks a variance to permit parking of the tractor on site.

Mr. and Mrs. Huth also described the surrounding neighborhood. They testified that, but for their immediate neighbors, Mr. and Mrs. Spangler, there is no residential development in the immediate area. Further, immediately across Twin River Beach Road from the Petitioners' property, there is the Conrail Railroad tracks. These are frequently in use by the Amtrak Passenger Line. Thus, the Petitioner argues that the area adjoins a vital transportation line in that the trains are frequently passing in front of the house. He, therefore, does not believe that parking of the tractor at the site is out of character with heavy transportation uses in the neigh-

-2-

borhood. Further, he argued that the parking of the tractor on the site is not detrimental to the surrounding locale.

As indicated above, Mrs. Sue Zack, a resident of the community, also appeared on behalf of the Petition. She indicated that none of the members of the community, nor the community association, have any objection to the variance, as proposed.

The Petitioner also testified that he owns a second tractor which weighs less than 10,000 pounds. He testified that this tractor is most always kept in the existing garage and out of site on his property. He considers this second tractor similar to an antique/restored vehicle. He also testified that it is not used by him unless there is a mechanical breakdown of the Kenworth vehicle. He further testified that the existing garage, which is approximately 24 x 48 ft. is large enough to accommodate both tractors simultaneously.

Based upon the testimony presented, it is apparent that the Petitioner requires a variance beyond what he has requested. That is, Section 431.B of the B.C.Z.R. permits the storage of only one commercial vehicle per dwelling. Thus, the Petitioner not only requires a variance for the tractor which weighs over the prescribed limit of 10,000 pounds, but also a variance to permit both vehicles to be parked on site. I shall, therefore, amend the Petition to bring same into compliance with the testimony.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel and the immediate locale. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Although, I am persuaded to grant the variances, same shall be restricted. Although the Conrail tracks abut the property, the property, itself, is zoned residentially and is within a residential community. Thus, the variance shall be granted so as to minimize any affect on the surrounding dwellings.

Further, the subject property is located within the Chesapeake Bay Critical Area. However, the Petition does not propose any development activities and is, therefore, not subject to Critical Area Development Regulations, (See Department of Environmental Protection and Resource Management Zoning Advisory comments dated January 7, 1992).

-4-

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this Hay of January, 1992 that a variance from Section 431.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) for permission to allow a commercial vehicle (tractor) with a gross vehicle weight of greater than 10,000 pounds to be parked in a garage on D.R. zoned land (residential lot), in accordance with Petitioners' Exhibit No.1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 431.B of the B.C.Z.R. to permit the parking of a second commercial vehicle (tractor) weighing less than 10,000 pounds to be parked in a garage on D.R. zoned land (residential lot), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall park both commercial vehicles owned by them only in the garage located in the rear of the property, as shown on Petitioners' Exhibit No. 1.

3. The Petitioners shall not allow any parking and/or storage of trailers on the property

Zoning Commissioner for Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

January 14, 1992

Mr. and Mrs. David W. Huth 13028 Twin River Beach Road Baltimore, Maryland 21220

> RE: Petition for Zoning Variance Case No. 92-233-A

Dear Mr. and Mrs. Huth:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Zoning Commissioner

LES:mmn

CRITICAL Petition for Variance

246 (12.253.4

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 431 Bl - to allow a commercial vehicle (tractor) with a gross vehicle weight of greater than 10,000 lbs. to be parked in a garage on DR zoned land (residential lot)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of

timore County adopted pursuant to the Zoning	Law For Ballimore County,
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Pelition.
ract Purchaser/Lessee:	Legal Owner(8): DAVID W. Huth (Type or Print Name)
Type or Print Name)	(Type or Print Name)
ignature .	Signature Laral ANN Huth
ddress	(Type for Print Name) (Type for Print Name) (Auch Unn Huth
city and State rney for Petitioner:	Signature
	BODS WIN KINE BOOK KA
Type or Print Name)	Address Luin River Brack RA Address Phone No. Baltinore, Md. 335-804 City and State
ilgnature	Name, address and phone number of legal owner, con-
Address	tract purchaser or representative to be contacted

OFFICE USE ONLY ESTIMATED LENGTH OF HEARING -1/2HR. +1HR. AVAILABLE FOR HEARING MOR./TUES./WED. - WEXT TWO HOWTHS

12-2-91 10 Accompany Petition for Variance

The reason for applying for a manunce on our propertry breated at 12028 Turn River Beach R.P. (Lot 2 Harewood Park Plat 2) (folio # 144). We are operator former of à '83 tractack WI. When levelding and home in 1986 our Garage was lucted to be able to have the tractor packed there enside. Now, we understand Commercial vehicles wer 10,000# are not punited on our peopety the truck is of great value to us ful need to keep it page and pound. It is our levely-hond. Why Change

Carl Huth property

MIVED FOR FILL ÖÖÖ

requested should be granted.

-5-

the laws now

ZONING DESCRIPTION # 13028 TWIN RIVER BEACH ROAD LOT-2 "HAREWOOD PARK - PLAT-2" C.H.K., JR. 13, FOLIO-144 15th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

246

BEGINNING FOR THE SAME ALONG THE NORTH SIDE OF TWIN RIVER BEACH ROAD. SAID POINT OF BEGINNING BEING LOCATED 260.00 FEET DISTANT FROM THE CENTERLINE INTERSECTION OF YALE ROAD AND TWIN RIVER BEACH ROAD. THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES :

1) NORTH-51 DEGREES-31 MINUTES-30 SECONDS-WEST, 185.00 FEET 2) NORTH- 40 DEGREES-34-MINUTES-30SECONDS-EAST, 100,00 FEET 3) SOUTH-51 DEGREES-31 MINUTES-30 SECONDS-EAST, 185,00 FEET 4) SOUTH-40 DEGREES-34MINUTES-30 SECONDS-WEST, 100,00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.42 ACRES OF LAND MORE OR LESS.

BEING ALSO KNOWN AS #13028 TWIN RIVER BEACH ROAD.

Petitioner Bariow + Cont Ann Hutz Location of property: N/S Thin Pider 1300. h 124, 160' F/1. L. 180 1300 E Tura King Beach Kil Location of Signer Facing reeducy, erprose 30 for rood on property of the trains-

Milteriso

111 West Chesapeake Avenue

Towson, MD 21204

CERTIFICATE OF PUBLICATION

Date of return: 12/30/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive

5. Zete Orlon

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

NATE: 1-3-92

David W. and Carol Ann Huth 13028 Twin River Beach Road Baltimore, Maryland 21220

CASE NUMBER: 92-233-A N/S Twin River Beach Road, 260° E of Yale Road 13028 Twin River Beach Road 15th Election District - 5th Councilmanic District Petitioner(s): David W. and Carol Ann Huth

Dear Petitioner(s):

THIS PEE MOST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) HOST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE

Pluase forward your check via return smil to the Zoning Office, County Office Building, 111 W. Chesspeaks Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

(410) 887-3353

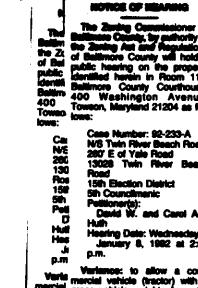
DECEMBER 11, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will nold a public hearing on the property identified herein in Room 118, Beltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NAMBER: 92-233-A N/S Twin River Beach Road, 260' E of Yale Road 13028 Twin River Beach Road 15th Election District - 5th Councilmonic District Petitioner(s): David W. and Carol Ann Huth HEARTING: WEDNESDAY, JANUARY 8, 1992 at 2:00 p.m.

Variance to allow a commercial vehicle (tractor) with a gross vehicle weight of greater than 10,000 pounds to be parked in a garage on D.R. zoned land (residential lot).



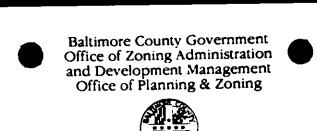
CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was publish ed in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES once in each of _____ successive weeks, the first publication appearing

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

5. Zete Orlan

\$70.74



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

December 26, 1991

Mr. & Mrs. David W. Huth 13028 Twin River Beach Road Baltimore, MD 21220

RE: Item No. 246 , Case No. 92-233-A Petitioner: David W. Huth, et ux Petition for Variance

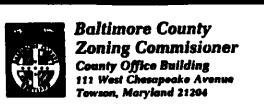
Dear Mr. Huth:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with above referenced petition. The attached comments from each reviewing agency are not intended to assure that that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning peitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorners who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnell.



GC/065791



CRITICAL

PUBLIC TRARING FERS

OLO -- CONING PARTANCE (URL)

TOTAL: \$35.00

LAST NAME OF OWNERS FICHT

BA COO4:22PM12-02-91

H9200246

Zoning Commisioner County Office Building 111 West Chesapeake Avenue to the set of the set

Account: R-001-6150 92-233

Please Make Checks Payable To: Baltimore County

Zoning Plans Advisory Committe Coments

Date: December 26, 1991

Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All Petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possiblity that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or imcompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Zoning Plans Advisory Committee

JED: jw

Enclosures



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 2nd day of December , 1991.

DIRECTOR

Petitioner: David W. Huth, et ux Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and

SUBJECT: Huth Property, Item No. 246

In reference to the Petitioner's request, staff provides the following comments:

This office supports the applicant's request provided that the tractor is stored within an enclosed garage at all times.

Office of Planning at 887-3211.

PK/JL:rdn

ITEM246/TXTROZ

92-132-A 1-8
Baltimore County Government Fire Department

700 East Joppa Road Suite 901 Towson, MD 21204-5500

JANUARY 6, 1992

(301) 887-4500

Arnold Jablon Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204

RE: Property Owner: DAVID W. HUTH AND CAROL ANN HUTH

#13028 TWIN RIVER BEACH ROAD Location:

Item No.: 246 Zoning Agenda: DECFMBER 17, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Noted and REVIEWER: Approved _ Fire Prevention Bureau Planning Group Special Inspection Division

JP/KEK

DATE: December 17, 1991 Development Management

Pat Keller, Deputy Director Office of Planning and Zoning

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the

92-233-A

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director Office of Zoning Administration

DATE: January 7, 1992

and Development Management

Huth Property

FROM: J. James Dieter SUBJECT: Petition for Zoning Variance - Item 246

Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 13028 Twin River Beach Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME David W. and Carol Ann Huth

APPLICANT PROPOSAL

The applicant has requested a variance from section 431.Bl of the Baltimore County Zoning Regulations to permit a commercial vehicle (tractor) with a gross vehicle weight of greater than 10,000 pounds to be parked in a garage on DR zoned land (residential lot).

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

"1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;

Conserve fish, wildlife and plant habitat; and

3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01.0>

BALTIMORE COUNTY ECONOMIC DEVELOPMENT COMMISSION

Memorandum

Julie Winiarski Office of Zoning Administration and Development Management

A. J. Haley, Acting Director Commission

Mr. Arnold Jablon January 7, 1992

Page 2

DEFINITIONS

CONCLUSION

Farr at 887-2904.

JJD:SRO:tjl

HUTH/WQCBCA

Zoning Advisory Comments for Meeting of December 17, 1991

This office has no comment for items 92-1, 233, 237, 245, 246, 247, 248, 249, 250, 251, 252 or 253.

ZONING OFFICE

"Development Activities" means the construction or substantial

alteration of residential, commercial, industrial, insitutional, or

<u>Finding</u>: This project does not propose any development activities as defined above, and is therefore not subject to Critical

This project does not require a Findings because of the reason

Department of Environmental Protection

and Resource Management

stated above. If there are any questions, please contact Ms. Patricia

transportation facilities or structures.

Area Development Regulations.

cc: Mr. and Mrs. David Huth

92-233-4 1-8

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

DATE: January 7, 1992

Mr. Arnold Jablon, Director Office of Zoning Administration and Development Management

Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: December 17, 1991

This office has no comments for item numbers 233, 245, 246, 247, 248, 249, 250, 251, 252 and 253.

RJF/lvd

92-233-A 01-8-92

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Date November 13,1991

Approval requested

Conference requested at your convenience

92-233A

(240 AMENDED) ZONING OFFICE BALTO COUNTY OFFICE PLOS. TOWSON, MD. 21704 Attention MR. MITCH KELLMAN □ Under Separate Cover M Herewith We are submitting ☐ We are returning ☐ We request HUNTS OF FINAL DEVELOPMENT MAN (2 NO AMENDED) Remarks: ☐ In accordance with your request ☐ For your use ☐ Please call when ready K For your review ☐ Please return to this office ★ For processing

Plans reviewed and accepted

CC: file, THOMAS MATETA

☐ For revision by you

Enclosure 🕱

Plans reviewed and accepted as noted

For further information, please contact the writer at this office

Mr. Commissioner

I am writing a letter of protest

in West Luin River, Requested by a

Mr. D. Hully Variance 1/2 92-233-H.

the tractors are ound by him , he corrently parks these Trigs on the side

of the main road obstructing the grew,

in his drivery or any where he can

fish than, which its in violation of

Just one truck in his garage or

brigery, he owns two trucks, he for

thinks it is a plue, these oversize Commercial vehicles are a misiance to

are dangerous and they do not belong in

a ribeletiel neighbolish, Ithing the

workent à variance le grantel

igning law, He is requestry a sociance

reported numerous, lines, but he

Tapes in our grea do not

· luxure to a property variance, lacated

This resident operates tractors and brailers

Dear Mr. Schmidt,

I am writing with deep concern about the upcoming zoning variance hearing (Case #92-233-A). I understand Mr. Huth is requesting variance to park a commercial vehicle on his property (tractor). The Twinriver-Harewood Park Community where the property is located is a small quite all residential community. There is a one lane road into the community and one lane road out of the community. The roads are small and narrow and were not designed for everyday use by tractors. The streets are crowded with children on bikes, scooters, etc. and everyday tractor traffic would impose a great danger. We all have to contend with tractor traffic on our beltways and city streets, but we should not be asked to contend with tractors on our small residential streets.

3069-92

I understand Mr. Huth is requesting to park one tractor on his property (not a trailer), but as I write this letter Mr. Huth has two (2) tractors packed at his residence. I am aware of this as I have to drive by his property everyday. Mr. Huth, I understand has been warned before as he had not only parked tractors on his property but also the attached trailers which posed not only a nuisance to the community but a severe safety violation as he frequently parked the vehicles on the roadway. The police were called several times but Mr. Huth continued to disregard the law and abuse his neighborhood privileges. As I stated before I understand Mr. Huth is requesting a variance to park one tractor but has two tractors parked on his property which is in direct violation of zoning laws and continues to show his disregard of the law and his own Aresponsibility. I fear that if this variance is approved it will not only hurt this small community by making it more unsightly and unsafe; Mr. Huth will continue to abuse the law as he has done in the past. If all citizens who drive tractors were permitted to bring their vehicles home our small quite neighborhoods would be full of tractors and the noise and pollution that go with them. I strongly urge you to deny this request not only for the obvious reasons but for the history of Mr. Huth's irresponsibility and abuse of his neighborhood privileges. In closing I cannot stress enough that the roads are just not made for large commercial vehicles. I have been in many communities such as this and have seen signs stating no traffic over 3/4 ton.

Thank you very much for your time.



Very Truly Yours, Concerned Citizen of Twinriver-Harewood Park



PETITIONER(S) SIGN-IN SHEET 13028 Twin River Beach RA Baltimne, Md. 21220 13204 Birack Aug 2,220

3066-92 12/26/91

Dear Mr. Schmidt,

Subject: Case Number: 92-233-A

I am requesting that you deny the above subject case. I have resided in the Harewood Park/Twinriver area for many years and have always enjoyed the clean safe community that it is. Allowing tractors in would abolish both attributes of this community. I am sure that many residence who live here drive large vehicles that they would like to bring home to park in their yards, but like myself want to preserve the community.

My second concern is for the streets on which we live are narrow and laden with children. Everyday use from a heavy vehicle will cause damage to the roadways plus put are children at a great risk.

Sometimes if you give someone an inch they will take a mile. Mr. Huth already parks vehicles on his property which is against the law. What will he do if he gets a variance that will allow him to park a vehicle?

Sincerely,

Deeply Concerned



ZONING OFFICE

January 1992 Re: Case #92-233-A

Baltimore County Zoning Commission 400 Washington Avenue Room 113

ATTN: Mr. Larry Schmidt

Dear Mr. Schmidt:

Towson, MD 21204

I am writing to you as a concerned resident in the Harewood Park/Twin River neighborhood. It has come to my attention that one of the residents along Twin River Beach Road is asking your office for a variance to the code, allowing him to park a vehicle, namely, a tractor trailer cab, in the garage on his property.

There are several concerns that I have regarding this request for variance. First, the resident in question has, in the past, parked not only a tractor trailer cab on his property, but has also parked the trailer for the cab on his property. Also, there have been times when there have been more than one cab and trailer parked on the property.

Second, if the resident is granted the variance, it may be easy for him to then ask for and receive a variance to allow him to park the trailer there

Third, granting the variance may lead to a bigger problem; that is, the resident has abused the zoning laws in the past by ignoring them entirely. If a variance is granted, the resident may not stop at parking only the cab on his property, but may also park the trailer and other vehicles there as well. The Zoning Office may have its hands full following up on complaints from area residents.

Fourth, there are many nights when the resident comes home, driving the cab, very late. The air brakes on the cab are very loud, many times waking us from our sleep. We have adjusted to the trains here because we have to. We do not need unnecessary noises added to our environment.

Last, I cannot believe that the roads in this area were meant to be travelled upon regularly by tractor trailers. If the roads are torn up and have to be repaired more frequently, who will pay for the repairs? This is a rhetorical question - my point is that we, the taxpayers, will have to cover the cost of any needed repairs.

In summary, I would just like to say that I am against granting this variance. In addition to the above, I believe that our property values will decrease if the variance is granted. Again, my greatest concern is that the resident will take advantage of the new zoning, and the Zoning Office may just look the other way. Please prove me wrong.

Sincerely,

Concerned Resident

